

ZONING AND BUILDING AGENDA

APRIL 23, 2002

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 240717 DOCKET #7104 – MICHAEL MCKAY, Owners, Application: Seeking a map amendment from the R-3 Single Family Resident District to the R-5 Single Family Residence District. The subject property consists of approximately 1.13 acres, located on the North side of 139th Street, approximately 125 ft. East of Logan Drive in Orland Township. Intended use: Provide sewer and water service.
- 240718 DOCKET #7105 – MICHAEL MCKAY, Owners, Application: Seeking a Special Use in the R-5 Single Family Residence District for a Planned Unit Development of three single family homes. The subject property consists of approximately 1.13 acres, located on the North side of 139th Street, approximately 125 ft. East of Logan Drive in Orland Township. Intended use: Construction of 3 single family homes.

RECOMMENDATIONS: Based upon the foregoing findings, the Zoning Board of Appeals hereby recommends to the Board of County Commissioners that the application Docket Nos. #7104 and #7105 be granted for a map amendment to rezone the subject property from the R-3 Single Family Residence District to the R-5 Single Family Residence District and a Special Use in the R-5 District for a Planned Unit Development of three single family homes.

The Village of Palos Park sent in a letter of objection to the rezoning and Special Use request. The Village of Orland Park sent in a letter of concern. The Township of Orland Park sent in a letter of objection. Letters of objection were also received from concerned neighbors.

Three letters of support from adjoining neighbors, favoring the improvement of the road and improvements of water and sewer were received.

- 251275 DOCKET #7249 - NEWPORT HOMES, Owner, Application: Variation to reduce left and right interior side yard setbacks from required 15 feet to 11.75 feet for a single family residence in R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the north side of Woodland Road, approximately 227 feet east of Public Street in Palatine Township. **RECOMMENDATION: That the variation application be granted.**
- 251278 DOCKET #7250 - J. ALEXANDER & J. VELIYATHUMALIL, Owners, Application: Variation to increase Floor Area Ratio from permitted 0.40 to 0.44 (as amended from 0.40 to 0.52) on both lots (granted on V-21-113) for 2 new single family residences in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the northeast corner of Lincoln Avenue and Lyons Street in Maine Township. **RECOMMENDATION: That the variation application be granted.**
- 251280 DOCKET # 7252 - WALTER BUDZ, Owner, Application: Variation to reduce front yard setback from required 30 feet to 23 feet 6 inches for existing foundation for proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the north side of 74th Place, approximately 100 feet east of Harlem Avenue in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 251283 DOCKET #7253 - JOHN AND TERESA KUBISZYN, Owners, Application: Variation to reduce left interior side yard setback from required 15 feet to 7.3 feet (existing) and to reduce corner side yard setback from required 25 feet to 20 feet 8 inches (existing) for an addition to an existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northwest corner of 65th Street and Willow Springs Road in Lyons Township. **RECOMMENDATION: That variation application be granted.**

- 251295 DOCKET #7254 - ERNEST BAVONE, Owner, Application: Variation to reduce corner side yard setback from required 25 feet to 11 feet for detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the northeast corner of Howard Avenue and 58th Place in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 251297 DOCKET #7255 - ROBERT ZIMAY, Owner, Application: Variation to reduce right interior side yard setback from required 15 feet to 9 feet for detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the east side of Cottonwood Road, approximately 167 feet north of Oakwood Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 251300 DOCKET #7256 - TODD & LAURA COLONNA, Owners, Application: Variation to reduce right interior side yard setback from required 15 feet to 13 feet for an attached garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.73 of an acre, located on the south side of 58th Street, approximately 309 feet west of Brainard Avenue in Lyons Township. **RECOMMENDATION: That variation application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, May 7, 2002.